



January 6, 2005

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman

Director Browning opened the meeting and welcomed Deanne Hall and Tony Atkins, replacements for Edgar Pund and Bob Newkirk whose terms expired December 31, 2004.

Invocation Dean Thompson

Pledge of Allegiance Ron Thigpen

Quorum (100%) Director Browning

Approval of Minutes for December 16, 2004 Director Browning

Tom Sprague moved to approve the minutes of December 16, 2004; Deanne Hall seconded the motion. Motion carried 5-0.

Reading of the Agenda Director Browning

Approval of the Agenda Director Browning

Dean Thompson moved to approve the Agenda; Tom Sprague seconded the motion. Motion carried 5-0.

Election of Officers for 2005 Director Browning

Dean Thompson nominated Ron Thigpen as Chairman. There were no other nominations. Tom Sprague moved to close the nominations and elect Ron Thigpen as Chairman. Dean Thompson seconded the motion. Motion carried 5-0.

Dean Thompson nominated Tom Sprague for Vice Chairman. There were no other nominations; Dean Thompson moved to elect Tom Sprague as Vice Chairman. The motion was seconded by Deanne Hall and carried 5-0.

Old Business

1. **RZ 04-12-03**, request to rezone from R-2 (single-family residential) to C-1 (neighborhood commercial) for tax map 073D 051A, 0.23 acres located on North Belair Road, north of Edwards Drive, south of Owens Road. *Commission District 3*

Dean Thompson moved to close the public hearing and approve RZ 04-12-03 with all departmental comments. Motion seconded by Tom Sprague and carried 5-0.

New Business

Final Plat Director Browning/Staff

2. **Sumter Landing Section I**, located at the end of Conn Road, north of Mullikin Road, zoned R-1A (RCO) (single-family residential with a cluster overlay) 24.05 acres, 54 lots. *Commission District 1*
3. **Knob Hill Section VI**, located at the end of Woody Hill Circle, east of Knob Hill Farm Road, zoned R-2 (RCO) (single-family residential with a cluster overlay) 32.51 acres, 74 lots. *Commission District 3*
4. **Mill Branch Section One**, located on the east side of Chamblin Road, south of Interstate 20, zoned PUD (Planned Unit Development), 49.2 acres – 58 lots. *Commission District 4*



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5. **Bishops Court**, located in Riverwood Plantation, south side of Riverwood Parkway, east of Washington Road, zoned PUD (Planned Unit Development), 71.11 acres, 95 lots. *Commission District 3*
6. **River Birch Landing**, located off Hereford Farm Road, east of Lewiston Road Elementary School, zoned PUD (Planned Unit Development), 19.7 acres. 65 lots. *Commission District 3*
7. **Amberley Townhomes** located on the west side of Riverwood Parkway, west of William Few Parkway, zoned PUD(Planned Unit Development), 12.1 acres, 50 units. *Commission District 3*

Tom Sprague moved to approve the final plats of Sumter Landing Section I, Knob Hill Section VI, Mill Branch, Section One, Bishops Court, River Birch Landing, and Amberley Townhomes as presented with all departmental comments. Motion seconded by Deanne Hall and carried 5-0.

Preliminary Plat.....Director Browning/Staff

8. **Ivy Landing at Ivy Falls Plantation** located on the south side of Columbia Road, west of Euchee Creek, zoned R-2 RCO (single-family residential with a residential cluster overlay), 41.92 acres, 84 lots. *Commission District 3*
9. **Westlake Section XXIV** located on the east side of Fury's Ferry Road, south of Evans to Locks Road, zoned R-2 (single-family residential), 34.5 acres, 31 lots. *Commission District 1*
10. **Casten's Place at Riverwood Plantation**, located on the west side of Riverwood Parkway, east of William Few Parkway, zoned PUD (Planned Unit Development), 9.0 acres, 7 lots. *Commission District 3*

Dean Thompson moved to approve the preliminary plats of Ivy Landing at Ivy Falls Plantation, Westlake, Section XXIV and Casten's Place at Riverwood Plantation as presented with all departmental comments. Motion seconded by Tom Sprague and carried 5-0.

Rezoning.....Director Browning/Staff

11. **RZ 05-01-01**, request to rezone from R-1 (single-family) to R-2 RCO (single-family with residential cluster overlay) 50+/- acres, a portion of tax parcel 065 009D; and to revise the RCO plan for Highgrove at Williamsburg located on Hardy McManus Road, across from Halali Farm Road. *Commission District 3*

Tom Sprague moved to close the public hearing and approve RZ 05-01-01 as presented with all departmental comments. Motion seconded by Tony Atkins and carried 5-0.

Staff CommentsDirector Browning/Staff

Public Comments..... Chairman

Adjourn Chairman

The meeting adjourned at 7:06 p.m.



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COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission

Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: January – February 2005

Board/Commission	Date	Time	Location
Planning Commission	January 6, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Steering Committee	January 10, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	January 18, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 20, 2005	6:30 PM	Evans Government Center Auditorium
Planning Committee	January 24, 2005	3:30 PM	General Conference Room, Building A
Board of Commissioners	February 1, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	February 3, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Steering Committee	February 14, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	February 15, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	February 17, 2005	6:30 PM	Evans Government Center Auditorium
Planning Committee	February 28, 2005	3:30 PM	General Conference Room, Building A

Items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, January 18, 2005*** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, January 14, 2005 to place their name on the agenda for presentation.